

091.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel
735,400 / 735,400

USE VALUE:

735,400 / 735,400

ASSESSED:

735,400 / 735,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
27		JANET RD, ARLINGTON	

OWNERSHIPUnit #:

Owner 1: MINNICH JOEL	
Owner 2: MCCARTHY MAURA	
Owner 3:	

Street 1: 27 JANET RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KIELY GERARD M/ETAL -

Owner 2: KIELY ELIZABETH F -

Street 1: 27 JANET RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 12,882 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Aluminum Exterior and 1504 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12882		Sq. Ft.	Site		0	70.	0.61	5			Unbuild	-3					547,590						547,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		12882.000	187,800		547,600	735,400			
Total Card		0.296	187,800		547,600	735,400	Entered Lot Size		
Total Parcel		0.296	187,800		547,600	735,400	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	488.96	/Parcel: 488.9	Land Unit Type:		

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID 091.0-0002-0003.0		
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV		187,800	0	12,882.	547,600	735,400	735,400	Year End Roll	12/18/2019	
2019	101	FV		152,700	0	12,882.	555,400	708,100	708,100	Year End Roll	1/3/2019	
2018	101	FV		152,700	0	12,882.	414,600	567,300	567,300	Year End Roll	12/20/2017	
2017	101	FV		152,700	0	12,882.	375,500	528,200	528,200	Year End Roll	1/3/2017	
2016	101	FV		152,700	0	16,540.	408,800	561,500	561,500	Year End	1/4/2016	
2015	101	FV		151,900	0	12,882.	314,500	466,400	466,400	Year End Roll	12/11/2014	
2014	101	FV		151,900	0	12,882.	298,400	450,300	450,300	Year End Roll	12/16/2013	
2013	101	FV		151,900	0	12,882.	283,900	435,800	435,800		12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIELY GERARD M/	53287-505		7/24/2009	Mult Lots	439,000	No	No		
KIELY GERARD	26288-407		5/3/1996			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/20/2015		Vacant Lot							MM	Mary M		
12/2/2008		Meas/Inspect							372	PATRIOT		
3/13/2000		Meas/Inspect							263	PATRIOT		
8/13/1993									KT			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.29573

Total SF/SM: 12882

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 547,590

Spl Credit

Total: 547,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			PDAS. Combined 0 lot Janet (91-2-5) 3658sqft at request of owner (05/20/2015).											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum				A HBth:	Rating:														
Sec Wall: 19 - Texture 111 10%				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: WHITE				A Kits:	Rating:														
View / Desir:				FrpI: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1953	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall	Functional:		%	Interior:				1	6	3									
Sec Int Wall:	Economic:		%	Additions:															
Partition: T - Typical	Special:		%	Kitchen:															
Prim Floors: 3 - Hardwood	Override:		%	Baths:															
Sec Floors: 6 - Ceramic Tile 10%	Total:	31	%	Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Insulation: 2 - Typical				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Size Adj.: 1.34813833															
Heat Fuel: 1 - Oil				Const Adj.: 0.98889923															
Heat Type: 1 - Forced H/Air				Adj \$ / SQ: 126.651															
# Heat Sys: 1				Other Features: 62500															
% Heated: 100		% AC:		Grade Factor: 1.00															
Solar HW: NO		Central Vac: NO		NBHD Inf: 1.00000000															
% Com Wall		% Sprinkled:		NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 272194															
				Depreciation: 84380															
				Deprecated Total: 187814															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					IMAGE	AssessPro Patriot Properties, Inc	
SPEC FEATURES/YARD ITEMS				PARCEL ID 091.0-0002-0003.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N					Total Yard Items:				Total Special Features:							Total:			